



FOR SALE

£250,000

4 The Garden View Apartments St. Vincent Road,
Southsea, PO5 2FE.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

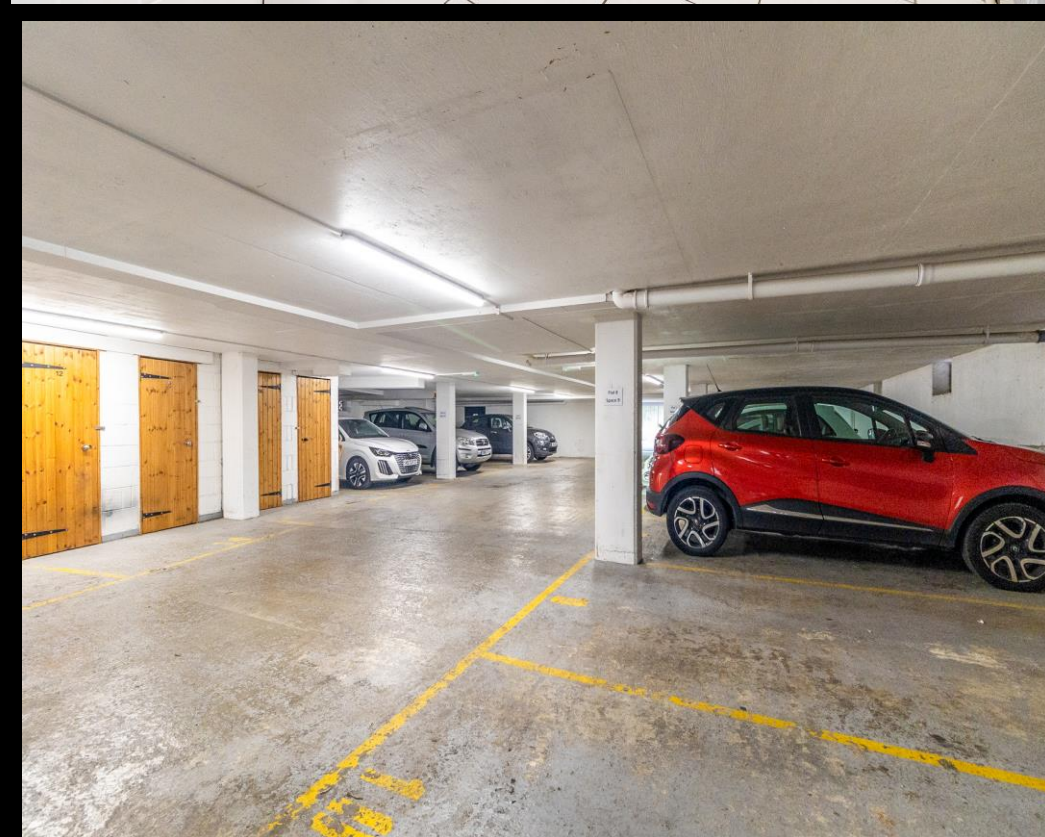
A fantastic opportunity for first-time buyers or investors! This well-presented, two-bedroom apartment is set in a desirable Southsea location, close to Marmion Road and central Southsea.

The property benefits from secure, gated underground parking, beautifully maintained communal hallways, and attractive landscaped gardens. The apartment itself offers a bright and airy open-plan kitchen/living space, alongside two generously sized bedrooms — the master featuring built-in wardrobes and a modern en-suite shower room. A spacious entrance hall adds further versatility, ideal for additional storage or a study area. Residents can enjoy the beautifully kept communal gardens and a large south-facing patio, as well as the convenience of gated underground allocated parking and a sizeable private store, perfect for bikes and other belongings. A stylish home in a sought-after location — internal viewings are highly recommended. For further information or to arrange a viewing, please contact the Lawson Rose sales team today.

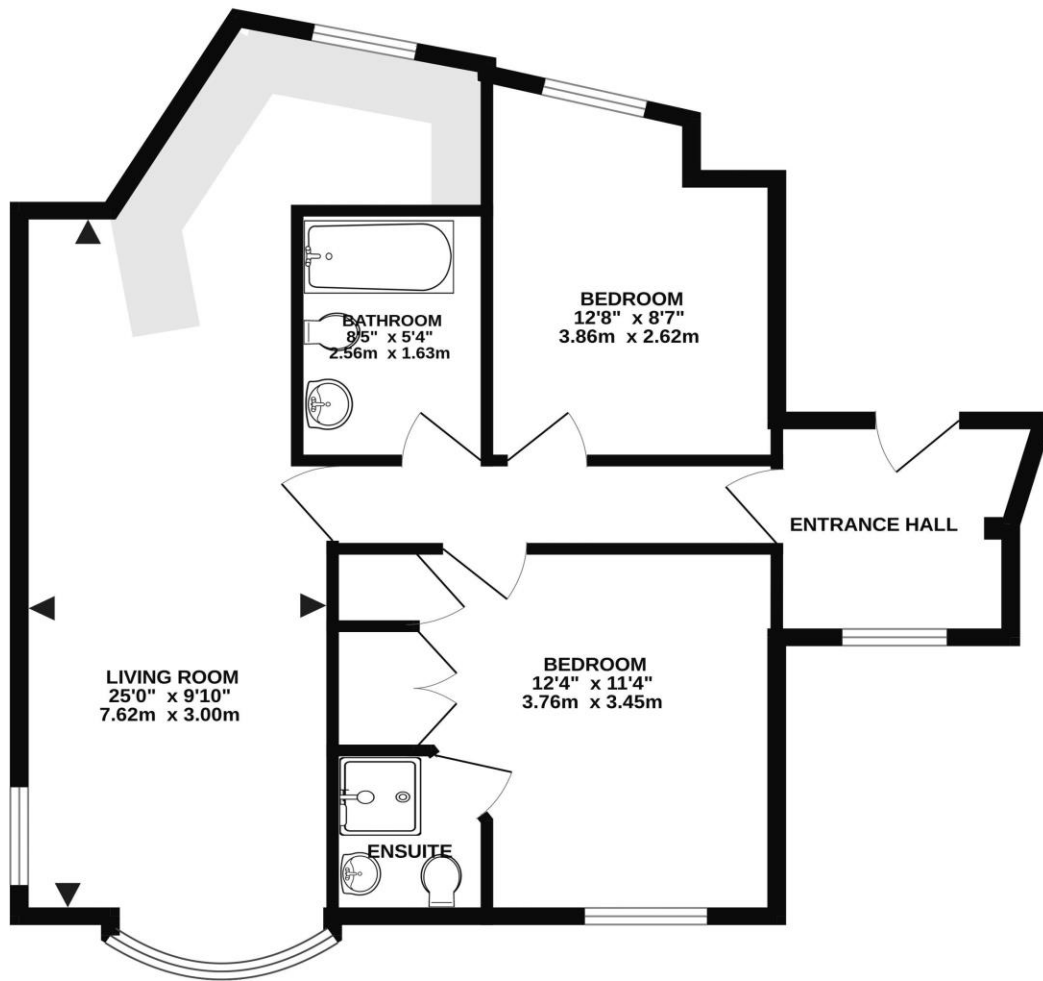
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Secured/ Gated Underground Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 125 years from and including 1 January 2008
- Term: 107 years
- Management Company: DACK
- Service Charge:
½ Year service charge 1st July to 31st December 25 - £900.00 - £1800 a year
- Ground Rent:
01/01/2024 Rent for the year 01/01/2024 to 31/12/2024 - £300.00





FLAT 4, THE GARDEN VIEW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.